

South Los Angeles Industrial Tract BID
Annual/Board of Directors Meeting
August 30, 2011 @ 11:00 am
655 E. Florence

In attendance: Duke Dulgarian, Steve Stone, Matt Mullen, Greg Goodman, Steve Anderson,
Oscar Avina, Susan Levi, Karina Ceja

- I. Meeting called to order at 11:20 am
- II. Introductions-
- III. Approval of Minutes – **Minutes approved by Goodman/Stone unanimous.**
- IV. Public Comments –
- V. Security Update- Avina reported that even though crime within the BID has been reduced it still resurfaces once in a while. He reported that there was a robbery with smoke bombs at the local swap meet. They do not have their own security so they use the BID's security when needed. The BID cameras were very useful in this robbery. There have been a lot of stolen cars left behind. Dulgarian asked what was the biggest problem in the BID currently. Avina reported that robberies at gun point have been increasing. People have been getting mugged as they get off the bus. Stone asked if these robberies are occurring inside or outside the BID. Avina replied that its random and they have been happening both inside and outside the BID boundaries.
- VI. BID Assessments Delinquencies/Budget - Levi reported that since the BID missed county deadline it has been difficult to get assessments paid on time and they have \$147,000 in outstanding assessments. She thought they were not going to be able to make it through the year so Levi presented a temporary budget with cuts to several services. Levi proposed a new revised budget where LACC would be cut to once a week clean up, asking Clean and Green to come in a few times a week, asking the security team to pick up trashcans, and still being able to maintain the security team hours. Levi was able to negotiate with Smartwave and UPS on holding off payment until funds become available while still receiving the services. Susan Levi & Associates will also take a pay cut until she can be paid in the future. All these agreements were included in the meeting packet for the Board to see. Goodman asked what will stop property owners from not paying next year. Levi replied that ultimately a lien is placed on their property and will also have to pay penalties. Dulgarian asked if the BID collects the penalties charged. Levi confirmed that the BID does collect them. Dulgarian stated that even he was delinquent on the property bill because it had gone to an old address. Levi stated that she proposed this new budget because she did not want the BID to go on without any services. Goodman asked what would happen if the money does not come in. Levi stated that the BID would have to cut services.

However, Levi is sure the majority of the money will come in. **Motion to approve the newly revised budget by Mullen/Goodman unanimous.**

- VII. Remove Board Member Not In Good Standing- Levi stated that Board Members need to be in good standing according to the Bylaws. This means that they have to have paid their assessments and not miss more than 3 unexcused consecutive meetings. Sam Eshagian has not paid his assessments and Stanley Kramer has missed more than 3 consecutive meetings in the last year. **Motion to remove both Sam Eshagian and Stanley Kramer and leave current board effective immediately by Stone/Goodman.**
- VIII. Executive Session- Not necessary.
- IX. Next Meeting Date – Friday, September 16, 2011 if necessary
- X. Adjourn at 11:45am